



Public Notice

**US ARMY CORPS
OF ENGINEERS
St. Louis District
Gateway to Excellence**

**Reply To:
U.S. Army Corps of Engineers
Attn: Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833**

Public Notice No.

P-2484

Public Notice Date

August 3, 2005

Expiration Date

August 24, 2005

Postmaster Please Post Conspicuously Until:

File Number: 200504480

Interested parties are hereby notified that an application has been received for a Department of the Army Permit for certain work in waters of the United States, as described below and shown on the attached maps.

COMMENTS AND ADDITIONAL INFORMATION: All comments and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833
ATTN: Mr. Shawn Sullivan

APPLICANT: Glosier Realty Advisors, L.L.C., Attn: Mr. Don Glosier, 13 Lake Forest Court West, St. Charles, Missouri 63301. Phone: (314) 378-8180.

AGENT: Pickett, Ray & Silver, Inc. Attn: Mr. Jim Valleroy, 333 Mid Rivers Mall Drive, St. Peters, Missouri 63376. Phone: (636) 397-1211.

LOCATION: The project site is approximately 74 acres and is located to the west of Highway 61, and to the north and south of Wentzville Parkway in Wentzville, Missouri (see attached map). More specifically, the site is located in the Northwest ¼ of Section 24, Township 47 North, Range 01 East, in St. Charles County, Missouri.

PROJECT DESCRIPTION: Applicant seeks authorization to conduct grading in conjunction with the development of commercial and retail businesses as well as associated parking, roadways, and utility infrastructure. The development will consist of a strip type retail center, box retail stores, and associated outlots. The jurisdictional waters on the site, labeled on the attached map, consist of unnamed tributaries that flow into Dry Branch, which is a tributary to McCoy Creek. The site contains 3,450 linear feet of unnamed intermittent tributary channels and 353 linear feet of an ephemeral tributary channel indicated as Tributary E on the attached waters of the United States delineation and site development plan.

The applicant proposes to impact all of Tributary A and B by relocating the tributaries into a new channel to establish fill slopes and a building pad for building 1B. Tributary C and D are proposed to be impacted in their entirety by piping to raise the site to establish a developable elevation, gain access throughout the site, and provide parking for associated commercial businesses. Tributary E would be piped for 310 linear feet to support the development of two outlots. Two detention basin outfall structures will be installed below the ordinary high water mark of Tributary F and will discharge into the channel immediately across from one another. The riprap blanket will impact approximately 15 linear feet of the tributary. A bridge crossing is also proposed to cross over Tributary F, but will span the entire channel. Total impact proposed by the development is 2,762 linear feet or 0.32 acres.

The applicant and agent have explored avoidance and minimization alternatives but determined that the proposed size of the development and sloping topography of the site make it difficult to completely avoid tributary impacts. The applicant and agent understand that any loss of waters of the United States will require compensatory mitigation. The applicant and agent have determined that providing all tributary mitigation on-site will likely not be possible so options are currently being reviewed to fulfill necessary mitigation requirements offsite.

LOCATION MAPS AND DRAWINGS: See attached maps.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Shawn Sullivan, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8580. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Shawn.F.Sullivan@mvs02.usace.army.mil.

AUTHORITY: This permit will be issued or denied under the following: Section 404 of the Clean Water Act (33 U.S.C. 1344).

WATER QUALITY CERTIFICATION: The project plans have been submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

SECTION 404 (b)(1) EVALUATION: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

ENDANGERED SPECIES: A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In

order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may require a reconnaissance survey of the project area.

EVALUATION OF PROBABLE IMPACTS: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered are: conservation; economics; aesthetics; general environmental concerns; wetlands; historic properties; fish and wildlife values; flood hazards; flood plain values; land use; navigation; shoreline erosion and accretion; recreation; water supply and conservation; water quality; energy needs; safety; food and fiber production; mineral needs; consideration of property ownership; and in general the needs and welfare of the people.

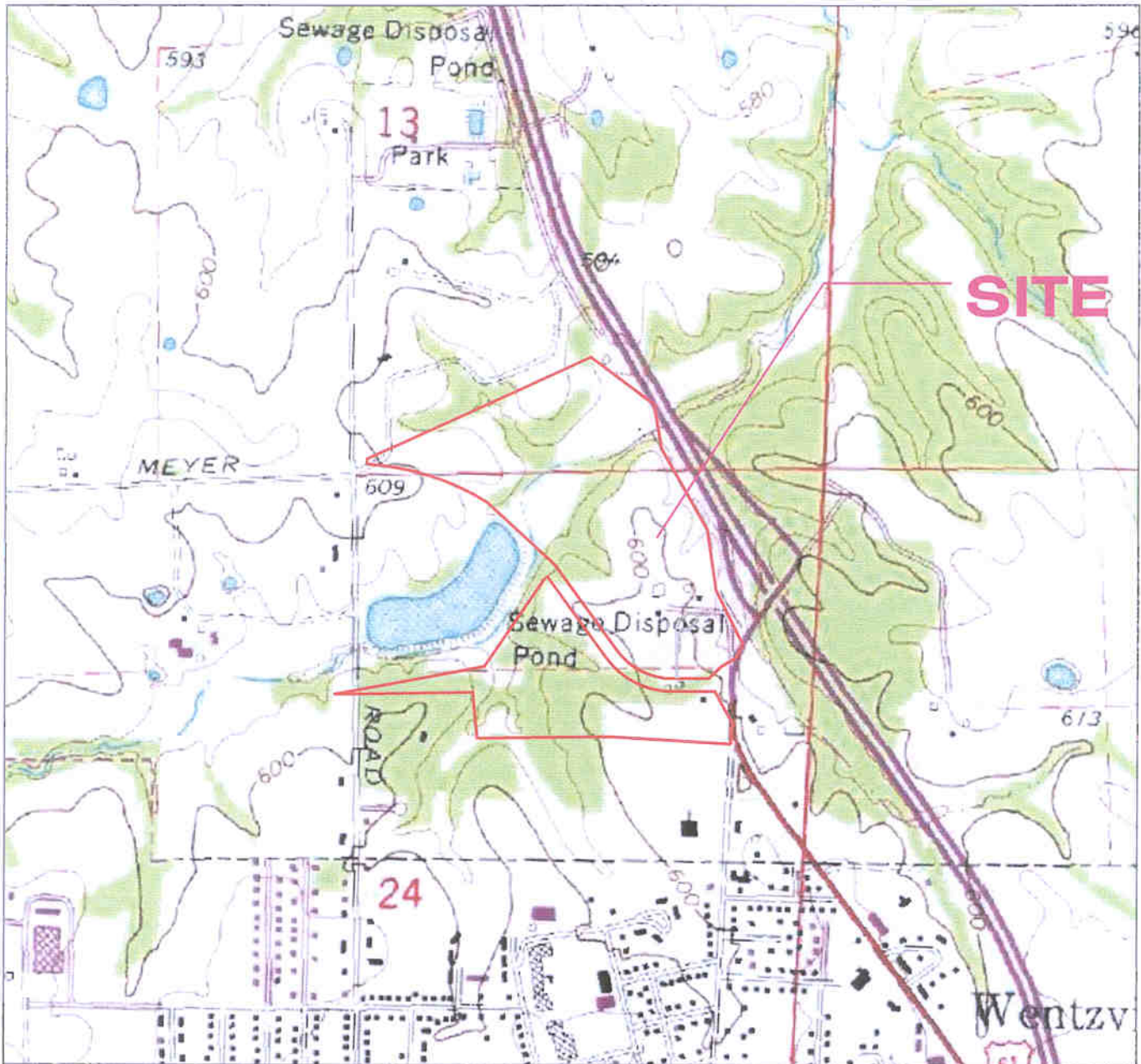
Solicitation of Comments From The Public: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments

NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.



NOTE:
USGS TOPOGRAPHIC MAP
Wentzville, Mo Quadrangle
Revised 1982.

Sheet 1 of 2
P-2484
File #2005-04480

0 500 1000 2000

GRAPHIC SCALE
(IN FEET)
1 inch = 1000ft.

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PICKETT RAY & SILVER

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HWY 61 & WENTZVILLE PARKWAY
USGS
PLATE 1

DRAWN B.L.P.	DATE 05-10-09	1
CHECKED J.V.	DATE 05-10-09	
FIELD BOOK	PROJECT # 96080.FULG.DOE	4
	JOB ORDER #	

